

# 375-399 Chestnut Hill Avenue

Brookline Design Advisory Team Meeting

July 16<sup>th</sup> 2014



## **Design revisions made since the DPIR submission March 2013**

### **Massing**

- Reduced project 16,030 SF, for a total project area of 218,520 SF
- Reconfigured massing plan to significantly shorten the building. (-170' less than existing Cinema)
- Increased size of Courtyard and reconfigured traffic flow to mitigate possible congestion.
- Changed residential structural system from wood frame to concrete/steel.
- Redesigned the project for a more traditional design aesthetic.
- Increased the building setback along the park edge to as much as 13'-6" feet from 5'-0.

### **Office Space**

- Eliminated all office space (18,000 SF)

### **Hotel**

- Reduced room count from 196 to 162
- Hotel building now fronts Chestnut Hill Ave and has visibility from Cleveland Circle
- Relocated hotel restaurant to allow for large outdoor seating along park and placed hotel meetings rooms to the 1<sup>st</sup> floor at park edge

### **Residential**

- Unit count increased from 74 to 92 units.
- 5% 3BR, 56% 2BR, 39% 1 BR, and 12 Affordable units. 61% of the residential units are now 2 and 3 bedroom units.
- Units designed as condominium quality.
- Building setback at top floor with resident common roof terrace.
- Introduced balconies along park edge.
- Lessened overall shadow impacts on the park.

### **Retail**

- Provided for increased visual presence of corner restaurant
- Introduced a raised dining area at park edge, and relocated restaurant entry from corner

### **Traffic**

- Traffic reductions – 21.7% reduction in daily trips and +/- 29% reduction in peak hour trips.
- Developed plan to mitigate traffic impact on Cleveland Circle and improve traffic flow over the current conditions.
- Developed plan to utilize only 10% of Waterworks Driveway capacity in peak hours of use at a LOS C/D threshold. Total capacity use including existing Waterworks traffic will be 19% to 35%.

**375-399 Chestnut Hill Avenue    Boston/Brookline, MA**

	Boston Site Area 92,853 SF		Brookline Site Area 18,176 SF		Total Project Site Area 111,029 SF			
Use	Building Area Boston	Parking Spaces	Building Area Brookline	Parking Spaces	Total Area	Total Parking	Parking Ratio (per zoning)	# reqd
Hotel - 162 Rooms	57,790	81	37,240		95,030	81	.5/room	81
Residential - 92 Units	109,490		-		109,490	92	1/Unit	92
Retail	6,400		7,600		14,000	15	1/1000	15
Total SF	173,680		44,840		218,520			188
						188		
FAR	1.87		2.47		1.97			
Parking Spaces						188		

\* SF #'s above do not include any basement spaces which serve the project

<b>Basement Area</b>			
(area not included in FAR)	38,500	5,500	44,000
(parking, bikes, mech, laundry, storage)			

#### Proposed Parking Total

At Grade	96	(81 Hotel + 15 Short Term Retail Parking Spaces)
In Garage	92	(92 Residential + Valet Spaces)
Total	188	

#### Residential Unit Summary Mix

Unit Type	Total # Units	% mix
1 BR,		
1 BR + Den	36	39%
2 Br/ 2 Ba,		
2 Br/ 2 Ba + Den	51	56%
3 Br/ 2 Ba	5	5%
	92	100%

Site Areas

Parcel	Brookline Area (gsf)	Description
1B	18,176	Current Cinema Site

District: L-0.5

Based on Article XII issued May 24th 2011

	Required/ Allowed	Proposed on Brookline Parcel	Calculations	Comments
LOT SIZE MINIMUM SF	none	18,176		
USES	Hotel, Retail	Hotel, Retail		37,240 sf Hotel, 7,600sf Retail = 44,840sf total
MAX. FLOOR AREA RATIO	2.2 min - 2.5 max	2.47	44,840/18,176=2.47	37,240 sf Hotel, 7,600 Retail = 44,840 44,840/18,176=2.47
MAX. BUILDING HEIGHT	56'	56' + 10' mechanical		10' fl to fl for hotel rms, 16' fl at 1st floor
REQ. FRONT YARD SETBACK - Chestnut Hill Ave	5' min - 15' max	6' to 10'		measured from bldg face to property line
REQ. SIDEYARD SETBACK	5' at MBTA	5'		min 5' - is greater a some locations
REQ. REAR YARD SETBACK	20'			building runs through the Brookline municipal boundary into Boston - the parcel spans the municipal line
REQ. UPPER SETBACK	5' from lower floors	10' min		any portion of the building within 50' of Chestnut Hill Ave that is above 3 stories must be setback 5' min
MIN. USABLE OPEN SPACE	none	0.00%		
HOTEL ROOMS	40 Rooms	82 Rooms		The Boston/Brookline lot line spans two units
REQUIRED PARKING (calculated over total parcel area)	0	8 (below grade)	.5 spaces/hotel room; 1 space/1000 SF retail 2 space s/dwelling unit	The hotel has 162 rooms total - 81 on grade parking spaces are provided in Boston. 60 cars are segregated and exit to Beacon St out rear of site (pending) 8 spaces for dwelling units in Boston are located in basement in Brookline. No dwelling units are located in Brookline.
PARKING SPACE DIMENSIONS	8.5' x 18' minimum	9'x18'		25% of total parking spaces may be allocated for compact cars and may measure 7.5'x16'
PARKING LOT LANDSCAPING	0			5% of parking lot shall be landscaped and continuously maintained; perimeter planting is not included in this number
PARKING AISLE DIMENSIONS	22' minimum for 9' stall	22'-24'		









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**Site Plan/ Ground Floor Site Plan**



- Reconfigured the hotel ground floor plan so that the hotel restaurant overlooks the park.
- Introduced a large outdoor dining terrace overlooking the park.



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38 Chauncy St., 9th Floor  
Boston, MA 02111  
617.482.7080

**Ground Floor Plan**



Included an outdoor hotel function room and terrace overlooking the park.



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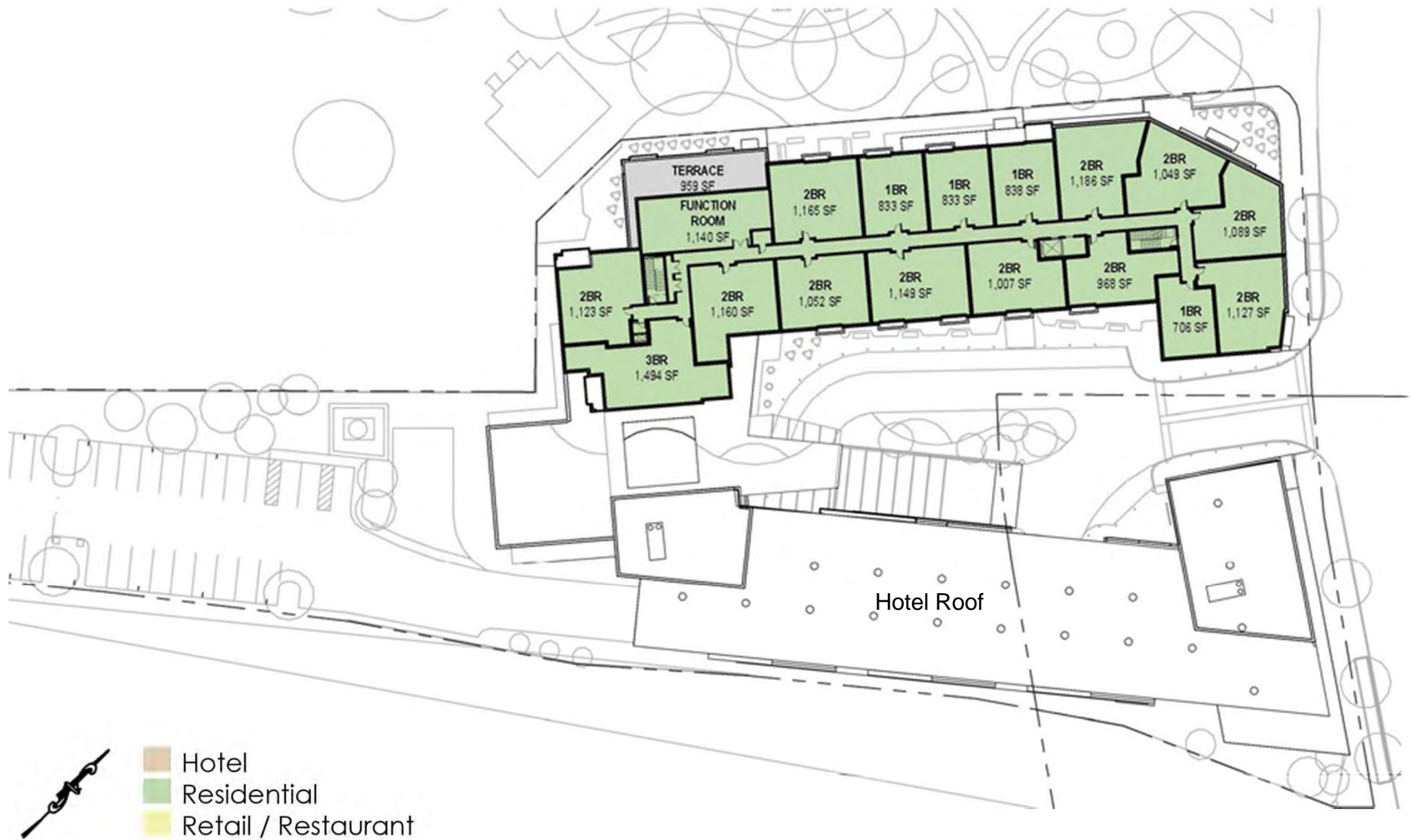
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**Ground Floor Plan**









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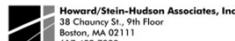


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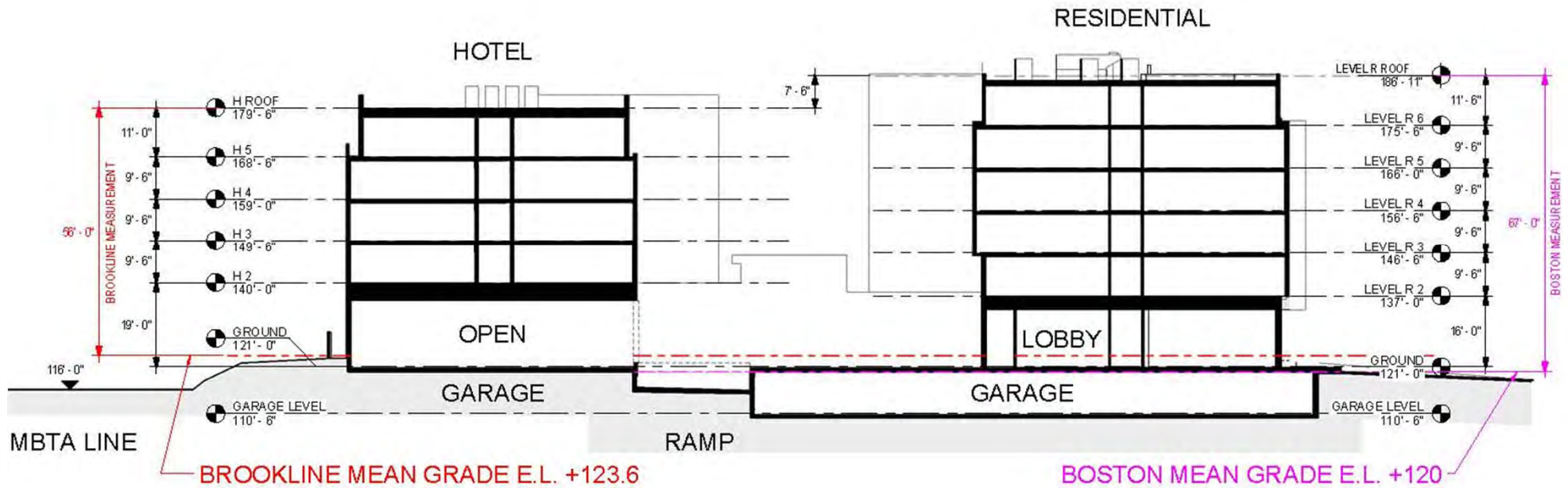
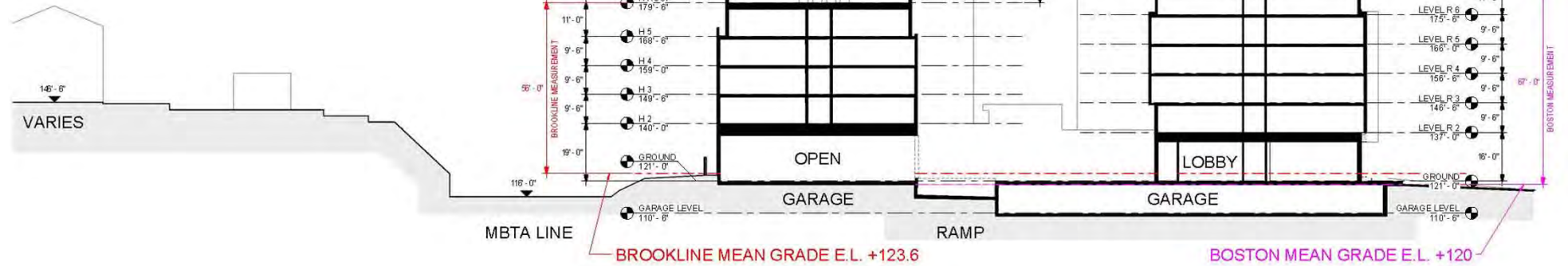
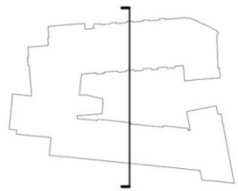


**Enlarged Courtyard Plan**



















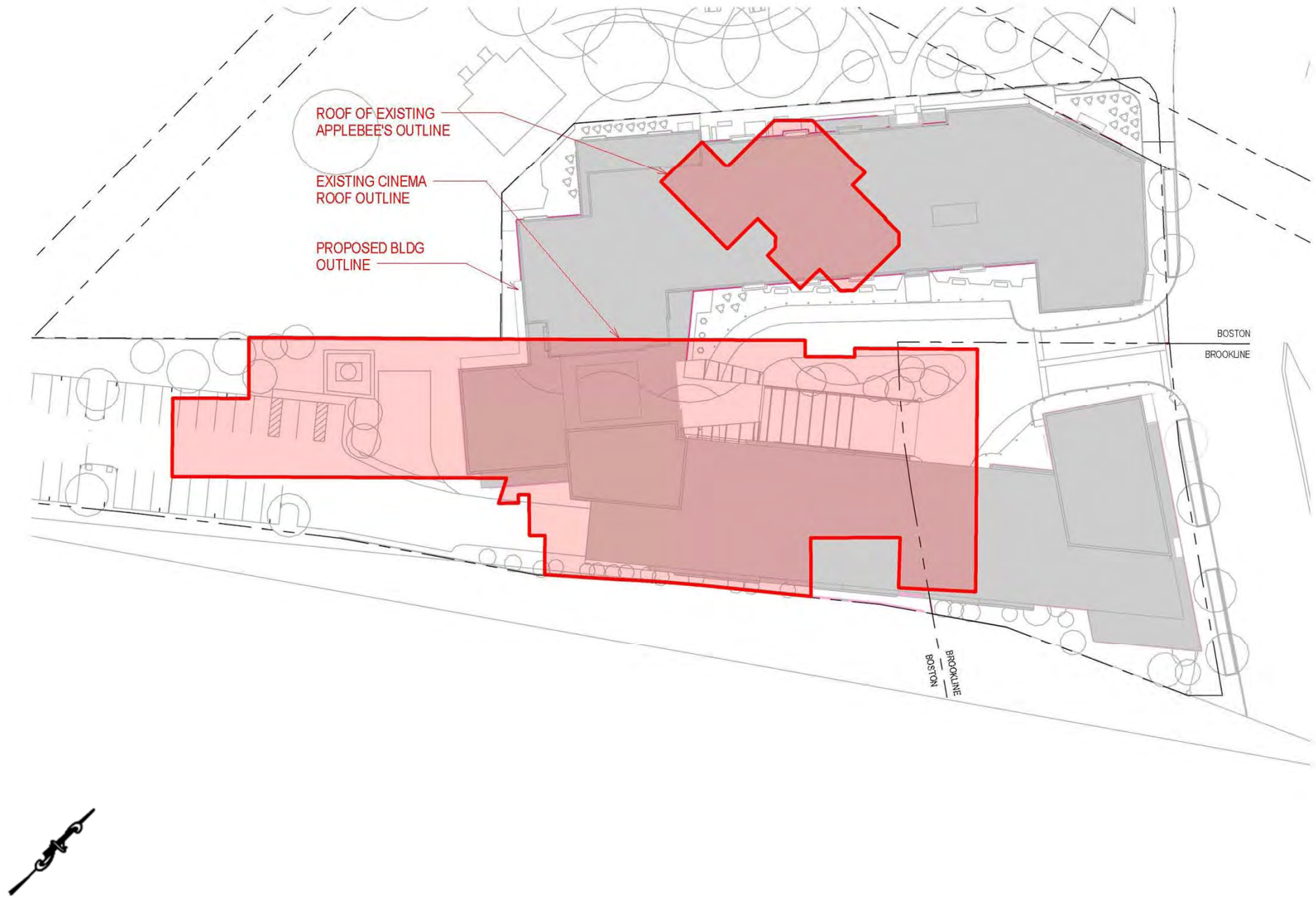


**Previously Proposed Elevation on MBTA Easement**



**Current Proposed Elevation on MBTA Easement**











- Redesigned the project for a more traditional design aesthetic.
- Increased the amount of brick, added bay windows and symmetry
- Created a clear base, middle & top to the building

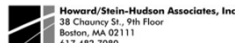


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**View From Cleveland Circle**





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**Detail View of Restaurant From Cassidy Park**



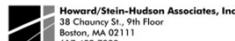


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**View from Chestnut Hill Avenue**



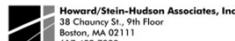


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**View of Courtyard Entrance**



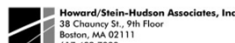


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Birdseye View from Clinton Road along the D Line